BOROUGH OF OAKMONT
ORDINANCE NO. O1 of 2025

AN ORDINANCE AMENDING CHAPTER 205 OF THE CODE OF ORDINANCES OF THE BOROUGH OF OAKMONT, KNOWN AS THE ZONING ORDINANCE, BY UPDATING PARKING REQUIREMENTS FOR THE COMMERCIAL DISTRICT

WHEREAS, the Borough Council of the Borough of Oakmont has found that the parking requirements in the Commercial Zoning District are at times too restrictive; and

WHEREAS, the Borough Council wishes to update the parking requirements to allow flexibility where appropriate and encourage development in the Commercial Zoning District; and

WHEREAS, the Borough Planning Commission has reviewed and issued a recommendation with respect to this Ordinance.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Borough of Oakmont, as follows:

I. Chapter 205 of the Oakmont Borough Code of Ordinances, known as the Zoning Ordinance, is amended, as follows:

A. Section 205-405 General requirements and standards for all conditional uses, is amended so that the following is added as subsection 205-405(F):

> For a conditional use in the Commercial District the Borough Planning Commission and/or Council may permit on-street parking to count for parking requirements if the landowner and/or developer supports, through the traffic study as provided in Section 205-405(C) above, that such allowance will not create traffic congestion and/or parking concerns and shows that all on-street parking requirements found in Article VIII of this Chapter are met. For properties in the Commercial District that have already received conditional use approval, the Borough Zoning Officer may permit on-street parking to count for parking requirements if the landowner and/or applicant supports, through the traffic study as provided in Section 205-405(C) above, that such allowance will not create traffic congestion and/or parking concerns and shows that all on-street parking requirements found in Article VIII of this Chapter are met.

B. Article VIII. Off Street Parking and Loading, is hereby amended to be renamed "Parking and Loading".

C. Section 205-801, General Requirements, is amended as follows:

1. The phrase "off street" shall be removed from the first paragraph in this section.

2. A new subsection shall be added as 801(F) and shall read:

> For purposes of this Article an on-street parking space shall be a legal parking location on a public street. Where parking spaces are not striped or otherwise marked an on-street spot must be shown to be 20 feet in length.

D. Section 205-802 Parking Requirements, is amended as follows:

1. A new subsection shall be added as 802(B) which shall read:

> When a use is identified in Attachment 3 as permitted by right in the Commercial District, on-street parking spots and/or parking spots in a public parking facility may be counted to meet the parking requirements

found in Chart H. Both the public parking facility and the on-street spots must be located within three hundred feet (300') of the property line and be within the Commercial District. The applicant shall be responsible for providing plans which show the location of all parking spots being counted towards the parking requirement, with length measurements shown for any spots that are not striped or otherwise marked. This provision shall apply to new and existing uses permitted by right in the Commercial District.

E. Section 205-803 Handicapped parking, is amended as follows:

1. The Section shall be renamed "Accessible parking."

2. The following sentence shall be added:

Requirements of this Section must still be met even if an applicant is otherwise permitted to provide only on-street parking.

F. Chart H is amended so that the title of the second column in the chart which currently reads "Minimum Off-Street Parking Requirement (number of spaces)" is amended to read "Minimum Parking Requirement (number of spaces)".

II. Should any portion of this Ordinance be declared legally invalid by a court of competent jurisdiction, that invalidity shall not affect the remaining portions of this Ordinance.

III. All ordinances or parts of ordinances which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

IV. This Ordinance shall be effective upon adoption by the Borough Council and recording in the Borough Ordinance Book.

This Ordinance adopted at a duly assembled public meeting held this 18th day of MARCH, 2025.

THE BOROUGH OF OAKMONT ALLEGHENY COUNTY, PENNSYLVANIA

ATTEST:

Gregor E. Fodi, Manager/Secretary

BOROUGH OF OAKMONT

Nancy L. Ride, President of Borough Council

Approved by Office of the Mayor:

Sophia Facaros, Mayor, Borough of Oakmont

Recording Certification: This Ordinance recorded in the Borough Ordinance book on _____, 2025 by the undersigned.

Borough Secretary